

REAL ESTATE.

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REAL ESTATE—OUT OF CITY.

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FACTORIES FOR SALE OR RENT.



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Please have a salesman call and explain the Sterling System of Home Building and show me how to save money on my new home.
Name.....
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At above address..... At your office.....

We will assist you in the financing and erection of your house.

Carpenter Materials Cut-To-Fit—Paint—Hardware—Glass—Complete.

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Winter Is Fast Approaching
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GREENWICH
FOR IMMEDIATE OCCUPANCY.
\$27,000—Attractive, modern house in central location; 5 bedrooms, 2 baths; 3 servants' rooms and bath. Garage. 3 acres, ac. No. 128.
\$35,000—Attractive Colonial house, 17 rooms, 4 baths; fine location, with view of Sound. Near shops and station. No. 214.
\$30,000—Delightful old farm house, 11 rooms, 2 baths. Perfect condition. Complete outbuildings. 30 acres. Occupationally attractive. No. A-2194.
\$60,000—Large, remodeled farm house, 3 tiled baths. Modern in every particular. Garage, with quarters. Open to grounds and garden. Open to reasonable offer. No. 2222.
OFFICE OPEN SUNDAYS.
LADD & NICHOLS
Greenwich, Conn.
Tel. 1717.

FOR SALE AT GREENWICH
364—New house, 8 rooms, bath; near station. Lot 80x100. \$13,500.
511—Convenient, 10 rooms, bath; not water heat. Lot 80x125. \$17,000.
635—Stucco, fine surroundings, 10 rooms, 3 baths; garage. Lot 75x250. \$28,000.
630—Stucco, best section, 13 rooms, 4 baths; garage; brook, trees. \$40,000.
500—One of the most desirable and conveniently located estates in Greenwich; we will supply price and particulars upon request.
E. P. HATCH, INC.
Greenwich, Conn., Real Estate
FICKERINN BUILDING
Telephone Greenwich 1922-1923.
OPEN ON SUNDAY.

A NOTED ESTATE
30 acres, stone house, garage, cottage, sports, golf, country club, schools, churches, mile station; churches, stores, schools; perfect grounds, many choice shade trees, apple, peach and grape orchards, large garden, tillage, pasture and woodland; AT-LAKE BROOKLYN, 20 rooms, street, 30 years ago; cost \$85,000; sound condition. Large stable, garage, farm house, barn; moderate outlay makes \$100,000 property. QUICK SALE \$40,000. SITTLEBY ESTATE. S. H. PEEK, 110 West 42nd St., New York. Phone Vanderbilt 5610. Brokers invited.

CHARMING WATER FRONT
Lovely little property, less than one acre, prettily landscaped, at the extreme end of a jutting point in the Sound; sea wall, dock, beach; delightful dwelling, 4 bedrooms, 2 baths; electricity, gas, hot water heat; tastefully decorated; 2 car garage. For sale at a bargain.
W. F. DAY
300 FIFTH AVE.
E. P. HATCH, INC., Real Estate
1223 Greenwich St.
New Jersey—Sale or Rent.

Historic Water Witch
FOR SALE
WATERFRONT BUILDING LOTS
AND
HILLTOP LOTS
Carefully selected and on the best of the Moderate Priced Seashore Homes.
A. E. DENNETT, Water Witch, N. J.

SMOCK AGENCY
ESTATES
FARM
HOMES
HOTELS
COTTAGES
PLOTS
ACRES
REAL ESTATE INSURANCE
124 SECOND ST., LANESIDE, N. J.

MONTCLAIR
\$18,500 White Colonial Residence, Adjoining Park. Large living room, open fireplace, dining room, sun parlor, bathroom, kitchen, 5 bedrooms, sleeping porch, 3 baths; garage. House in best of condition.
H. S. CONNOLLY & CO.
Opp. Lackawanna Station, Montclair.

MORTGAGE LOANS
can be effected with much greater facility if you real estate titles are insured. We examine, guarantee and insure titles to real estate in Bergen and Morris Counties. Our booklets will interest you. Write for them.
North Jersey Title Insurance Co.,
HACKENSACK MORRISTOWN

PLAINFIELD'S BEST OFFER.
I DEFTY COMPETITION.
New stucco house, two tiled baths, open fireplace, steam heat and all complete. Immediate possession. \$1,500 cash down, \$8,000 at 800 month.
J. J. SCHWARTZ, Realtor.
Babcock Building, Plainfield, N. J.
Ask for photo.

WYOMING MAPLEWOOD SECTION
Homes, 7 rooms, all improvements, open fireplace; breakfast porch; parquet floors; tile kitchen; \$10,000.
CHAS. R. REEVE,
Suburban Properties, Millburn, N. J.

LOTS—NUTLEY, N. J.—LOTS
"The Ideal Home Town."
Choice building plots, best location, convenient to everything; all improvements; restricted, pre-war prices; easy terms. Send for "NUTLEY IN A NUTSHELL." NUTLEY REALTY CO., Woodworth Building, N. Y.

Water Front, Small Marine Railway.
City of New York, 12x200, residence 7 rooms, gas, electricity, water; railway 6000 feet and workshop; was \$9,700; now \$6800.
MARSHALL F. RICHARDS, Darien, Conn.
REAL E. B. LOCKWOOD
ESTATE
Tel. 216 Sound Beach.
A. M. BOLES
REAL ESTATE
Sound Beach, Ct. Tel. 546.

CHEAPER THAN RENTING TO BUY
364—New house, 8 rooms, bath; near station. Lot 80x100. \$13,500.
511—Convenient, 10 rooms, bath; not water heat. Lot 80x125. \$17,000.
635—Stucco, fine surroundings, 10 rooms, 3 baths; garage. Lot 75x250. \$28,000.
630—Stucco, best section, 13 rooms, 4 baths; garage; brook, trees. \$40,000.
500—One of the most desirable and conveniently located estates in Greenwich; we will supply price and particulars upon request.
E. P. HATCH, INC.
Greenwich, Conn., Real Estate
FICKERINN BUILDING
Telephone Greenwich 1922-1923.
OPEN ON SUNDAY.

THIS SERVANTLESS HOME
\$25,000 SECURED TITLE TO and occupancy. Balance of \$5,000 on easy term mortgage, which can be paid off in a few years for half what you now pay for rent. Six big rooms and bath; plot 100x150 ft. Permanent home; everything modern and ready to live in now! no extras; steam heat, parquet floors, beautifully decorated inside and out. Select, strictly residential neighborhood. Water sports, golf, country club, schools, churches, markets. Nearly 900 feet elevation; no mosquitoes. Fine living room, with huge open fireplace. No servants needed; electrically equipped throughout, including electric range, vacuum cleaner, electric lights and base plugs. Balance, after initial payment, in detail with anything else you have seen for \$2,000 more in price and investment. This is the best one of the kind in the locality just as represented. P. D. WORCESTER, State 1112, 10 Broadway, N. Y. C. Tel. 1522 Connecticut.

Plainfield
An exceptional opportunity to purchase attractive home in choice residential section. House contains 14 rooms and 5 baths, with every modern convenience. Grounds beautifully laid out with flower, fruit and vegetable gardens and handsome shade trees. Garage for 3 cars and chauffeur's quarters. At price this property is a genuine bargain.
J. G. McLAUGHLIN & BRO.
149 North Ave., Plainfield, N. J.
New York Office—32 Nassau St.
Phone John 2560.

MONTCLAIR
\$20,500 Charming tapestry brick residence, New England type, at a great sacrifice; situated on the beautiful south side; convenient to Lackawanna Station. In immaculate condition and you can only appreciate its value when we tell you that this property was listed with us at \$28,000, and we regard it as a good value at that price. It contains all the modern conveniences: dining room, pantry, tiled kitchen, sun porch, 5 bedrooms, 3 tiled baths; double oak floors; all interior woodwork in old ivory; large open veranda. This is one of the best bargains of this season. May be seen by appointment.
MURDOCH COMPANY
Real Estate Brokers,
Opp. Lackawanna, Montclair (Tel. 4616).

HOMES BLOOMFIELD, GLEN RIDGE & MONTCLAIR
Elegant 1 room house, steam, electric, bath, gas kitchen, pantry; hardwood floors, beam ceilings; screens for porch and windows; garage; fruit trees; swimming pool; 3 minutes station, school, 5 minutes trolley. \$9,000.
BERNARD E. MCCOY,
276-8 Glenwood Ave., Bloomfield, N. J.

GLEN RIDGE, N. J.
Stucco bungalow, 8 rooms, bath, \$9,500. New house, 6 rooms, bath, \$10,000. 9 rooms, bath, \$12,000. 11 rooms, bath, \$13,000. 12 rooms, bath, \$14,000. 13 rooms, bath, \$15,000. Come by Lackawanna to Glen Ridge.

NATHAN RUSSELL, N. J.
Stucco cottage, 8 rooms, bath, \$9,500. Spacious dwelling, 11 rooms, bath, garage, large lot, \$13,000. Dwelling, 11 rooms, 2 baths, \$20,000. Come by Lackawanna to Glen Ridge.

NATHAN RUSSELL, INC.
300 ACRE STOCK FARM.
250 acres rich, dark loam under cultivation, balance pasture, stream; 45 miles out, near two depots; two sets of buildings, large, new dairy barn, milking machine, silo; fine location and views for twenty-five miles; best water, healthiest section, best soil in State; sacrifice for \$25,000, including stock, machinery. OWNER, R. 1208 Herald, Fulton St.

RUTHERFORD, N. J. Nearly new house, electricity, gas and coal ranges, furnace, double floors, storm windows, porch and window screens; \$8,000. Garage.
D. R. BROWN, 7 Depot Square.

FREE booklet, pictures of homes for sale. "THE NEW YORK HERALD," 149 Broadway.

Montclair, N. J.
Colonial type residence, located in Upper Montclair; convenient to station and trolley; 9 rooms, 2 baths, sun parlor, sleeping porch; garage. Worth looking at. Price \$19,000.
James Mooney
23 Spring Street,
Montclair, New Jersey.
Phone 2094.

MONTCLAIR
OWNER MAXIMIZING
\$7,000 purchase 8 room residence on beautiful planted lot, 80x275.
\$5,500 purchase handsome new bungalow, 6 rooms, tiled bath, steam, electricity, oak floors throughout.
\$18,500 purchase 2 story bungalow, 6 large rooms, tiled bath, all improvements.
\$18,000 purchase handsome new stucco residence, 9 rooms, 3 baths (2 tiled); all modern appointments; garage.
\$25,000 purchase handsome Mountaineer residence, 11 rooms, 3 baths; plot 215 feet front. Not offered through any other agent under \$25,000 and is worth that price.
SIMPSON-MERRITT
Opp. Lackawanna, Montclair. Phone 4010.

MONTCLAIR
In buying a home do you consider and appreciate fine construction? If so, examine this handsome stucco residence, convenient to the Lackawanna Terminal, having living room, library, spacious dining room, living porch (14x45 ft.), 7 bedrooms, 3 baths, quarter oak floors, plate glass windows, fireplace, plate roof. Large plot, with 12 fruit trees. Price \$15,000. All terms arranged.
FRANK HUGHES COMPANY
At Lackawanna Term., Montclair, N. J.

Summit, N. J. Properties of all descriptions.
CHAS. R. REEVE, MILLBURN, N. J.
Maplewood—Short title—Summit.

REAL ESTATE TO EXCHANGE.
FIRE AND CLEAR
Building, Grand Central depot section; offered in exchange for country estate. 22 Clinton St., New York. Telephone Newark, N. J. Auerbach Market 2610

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Building, Grand Central depot section; offered in exchange for country estate. 22 Clinton St., New York. Telephone Newark, N. J. Auerbach Market 2610

COUNTRY PLACE WANTED
Within 50 Miles of Manhattan
Only desirable modern place considered. Owner of high class elevator apartment house will accept same in part payment.
YOUR OPPORTUNITY
to obtain large annual revenue by leasing of non-productive property.
NASSOIT & LANNING
E'way Cor. 89th St. Phone River 8380

FARM PROPERTY.
New Jersey.
2 Horses, 4 Cows, Pigs,
400 Hens and Machinery,
Included with this title nearly 30 acre poultry, fruit and general farm, located in Hunterdon County; full dairy equipment; all farm machinery and harvested crops included; 28 acre fertile field, 3 acre timber; fruit brings good income; fine 7 room house; beautiful shade; large barn, 4 long chicken houses, pig sty, granary, corn crib, etc.; quick sale price only \$4,800, which takes all terms arranged. Full details please 18 catalogue 100 Jersey farms just out. Price ranges from \$800 up. Free copy. NEW JERSEY FARM AGENCY, 104-L, Nassau St., New York City.

108 ACRES Brick residence, 14 rooms, conv. Good general purpose farm, single outbuilding, 6 acres fruit, stream; near trolley; 1000 ft. elevation; 1000 ft. elevation. A. V. BRISBANE, Burlington, N. J.

REAL ESTATE—OUT OF CITY.

MONTCLAIR
THE MOUNTAIN SUBURB OF N. Y. C.
CHOICE PROPERTY FOR RENT.
\$1,500 Annual—5 small, attractive house, 8 rooms and bath; steam heat; garage.
\$2,600 Annual—10 rooms, 3 bathrooms; immediate possession.
\$300 Monthly—Handsome Mountain-side residence, 11 rooms, 3 bathrooms; immediate possession.
\$3,800 Annual—New Colonial residence, 11 rooms, 3 bathrooms; sleeping porch; solarium; steam heat; garage for two cars.
WHEN YOU GET THIS "CRAWLEY SERVICE" YOU GET THE BEST.
F. M. Crawley & Bros.
REAL ESTATE BROKERS
Opposite Lackawanna Terminal. Montclair, N. J.

WHERE COULD YOU BUY IT AT DOUBLE MY PRICE OF \$25,000?

\$6,500 cash secures title and occupancy now. Balance easy terms.
\$70 monthly pays taxes, insurance, water and first mortgage interest.

Summit, N. J.
Short Hills, Chatham, and the Hill Country Near By.
\$17,500 secures at Summit beautiful 1 room Colonial home, tiled bath, extra lavatory-toilet, steam, oil, gas kitchen, electricity, lower upper porches, garage, large plot.
\$22,500 At Short Hills, N. J. Splendid 12 room, 4 bath dwelling, steam, open fires, lower-upper porches, double garage, large plot. Reasonable terms.
\$40,000 for superb 10 room, 3 bath Colonial, hot water heated gentleman's home. 16 acres with beautiful gardens, near country club. Wonderful view.
Send For Interesting Illustrated Folder describing 6 splendid, modern, 1 to 20 acre suburban homes. All bargains, \$30,000 to \$75,000.
EUGENE JOBS-H. F. BECK
Real Estate Brokers
Lackawanna Station Summit, N. J.

MAPLEWOOD, N. J.
VIA D. L. & W. R. R.
"Ideal Home Suburb"
Unusually attractive residence, 8 large rooms, 2 baths, sun parlor, sleeping porch, maid's room; 2 car garage; corner property with frontage of 120 feet. Unsurpassed location, new golf links, \$28,000. Subject to mortgage of \$7,000 at 6%.
EDWARD W. MARTIN,
402 Washington St. Tel. Hoboken 729 Hoboken, N. J.

SOUTH FLORIDA—LAND OF OPPORTUNITY
FOR INVESTMENT:
A LIFE INCOME from ten acres of ORANGE and GRAPEFRUIT in our GULF RIVER GROVES. Insure yourself against old age. Five easy annual payments. Booklet on application.
FOR A HOME:
A HOME AT REERING, on "Round the Lake" Boulevard, fronting on wonderful Lake Jackson, surrounded by orange groves and adjacent to big tourist hotel and golf course. Best of housing and fishing. Hundreds of miles of paved highways through sub-tropical scenery and in the finest climate in America.
COMBINATION HOME WITH INCOME:
Small orange grove with home sites, built to order, near Crooked Lake, in most highly developed section of the Ridge. Easy annual payments.
HOUSES FOR SALE and TO RENT during tourist season at Tampa, St. Petersburg, Clearwater, Orlando, Lakeland, Sebring, Lake Wales, Crooked Lake, Haines City and Sarasota.
Information furnished about golf courses, fishing and hunting.
SOUTH FLORIDA REALTY AND INVESTMENT COMPANY,
Room 923, Marbridge Bldg., Broadway and 34th St., N. Y. Phone Pittary 2533.

FARM PROPERTY.
New York.
ROCKLEDGE FARM FOR SALE
115 acres on Albany and Saratoga trolley station on place; near State road from New York to Adirondack; Schenectady 5 miles; large stream; natural park, in demand by campers; 9 room bungalow; large porch; 2 story fireplace; 3 barns; 3 large poultry houses; fruit; horses, cows, 50 chickens; an ideal place for children; price \$15,000. WALTER ROCKLEDGE, Millerton, N. Y.

LONG ISLAND CITY—IMMEDIATE OCCUPANCY
5,000—100,000 SQ. FT.
In Fireproof Concrete Buildings
ROMAN-CALLMAN CO.
BRIDGE-PLAZA NORTH
LONG ISLAND CITY
FACTORY FOR RENT
Two Blocks From Bridge Plaza
Long Island City
Brick Building, Concrete Floors, Containing 20,000 Sq. Ft.
Steam heat, suitable for automobile industry. Immediate occupancy.
WM. D. BLOODGOOD & CO., Inc.,
Bridge Plaza, Long Island City.

LONG ISLAND CITY—IMMEDIATE OCCUPANCY
5,000—100,000 SQ. FT.
In Fireproof Concrete Buildings
ROMAN-CALLMAN CO.
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Two Blocks From Bridge Plaza
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Brick Building, Concrete Floors, Containing 20,000 Sq. Ft.
Steam heat, suitable for automobile industry. Immediate occupancy.
WM. D. BLOODGOOD & CO., Inc.,
Bridge Plaza, Long Island City.

Unusual Rental Opportunity
We offer for a client a new individual six story office building containing 20,000 sq. ft.
Size 50x80
Excellent light, elevator, steam heat. Location between Madison Lane and Fulton St., William and Nassau Sts. Rent \$24,000, including steam heat. RATES \$1.50 PER SQ. FT.
Chas. F. Noyes Co.
118 William St. Phone John 2000.

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On River and Rail
All Sections
Greater New York
Sale Prices Low or
Nominal Rents Preval
Quick Possession
G. P. BUTTERLY
16 Court St., Brooklyn
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NEW FACTORIES
Two one story brick buildings, modern construction, 75x14, at Bound Brook, N. J.; four fireplaces; all improvements; siding; restricted; sell or lease. Low rents. PIERCE ESTATES, BOUND BROOK, N. J.

Store and Basement, 62x90.
Loft 62x80.
Excellent light front and rear; wide street; good shipping facilities. All improvements. Passenger and freight elevators. Immediate possession. Reasonable rent. Owner on premises.
480-482 Throome St. Canal 8668.
FACTORIES EVERYWHERE
Robert S. Stoenberg, Newark, N. J.

6TH FLOOR
Lawyers Title & Trust Company Building
160 Broadway
(3,000 square ft.)
Perfect light—perfect service—Immediate Possession
Chas. F. Noyes Co.
118 William St. Phone John 2000

DESIRABLE STORE TO LET
Size 20x50, rent \$5,000 per annum.
RULAND & BENJAMIN
14 East 48th Street. Vanderbilt 9598

LOUIS SCHRAG, 142 West 23d St.
LOFTS—LOFTS—LOFTS!
Brightly lit, all new, low rents.
G. C. STELLINGSMA, 103 W. 23d St.

FACTORIES FOR SALE OR RENT.

WATERFRONT
FACTORY
95-105 9th St., near 3d Ave., running to Gowanus Canal, 2 blocks from subway station and 5 trolley lines; best labor market. Plot 140x50, approximately 20,000 sq. feet; two story buildings, 20,000 sq. feet; two 100 lb. boilers. If sliding can be obtained.
FREE LIGHTERAGE
On Wharves, foot of Gowanus St., just off Newtown Creek, 125x500, with crib dock. In the heart of Greenpoint's best labor market. Deep water. No strong tide or congestion of shipping.
G. P. BUTTERLY 16 COURT ST. BROOKLYN
Telephone Main 6065.

BUSINESS PLACES TO LET.
Above 14th St. to 59th St. (Inclusive). East River to North River.
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Above 14th St. to 59th St. (Inclusive). East River to North River.

Ready for Occupancy December 1st.
114-116 East 25th St.
12-STORY FIREPROOF BUILDING
ALL MODERN IMPROVEMENTS
FOR LEASE
Store, Basement and Mezzanine floor
Also Lofts
AT VERY ATTRACTIVE RENTALS
170 5TH AVE. **ADAMS & CO.** GRAMERCY 3854

Office Floor
In one of the finest office buildings in the insurance and financial district.
15,000 Sq. Ft.
Will Divide.
LIGHT ON FOUR SIDES.
Rent less than that quoted for inferior buildings.
Brokers' commission name will be protected.
Chas. F. Noyes Co.
118 William St. Phone John 2000.

LOFTS TO LET
HUDSON STREET, 310-314
6th floor in fireproof, sprinklered building, 5,250 sq. ft. on floor; steam heat, passenger lift, freight elevator, electric power; possession.
Apply 187 Fulton Street.
Storage or Factory Building
20,000 feet, fireproof, extra strong floors, high ceilings, 115x125, 135 W. 14th St. Above 14th St. to 59th St. (Inclusive). East River to North River.
99 FIFTH AVE.
Near 18th St.
239 FOURTH AVE.
Adjoining 19th St.
Fireproof Sprinklered Buildings
AFEW CHOICE LOFTS
ALSO PARTS OF LOFTS.
MODERATE RENTALS
Robert P. Zobel
39 West 39th Street
or your own broker.

FOR RENT
Lower Floor of Garage
537-541 West 43d St.
Space 75x100
(Entrance from Street by Short Ramp)
Steam heat and electric lights included in rental. Gasoline supplied if desired.
Will Rent to Desirable Tenant
Apply
PARK & TILFORD
EXECUTIVE OFFICES
339 West 42nd St.
(or your own broker).

TILMAN BUILDING
145 West 45th St.
adjoining Broadway
Modern Fireproof Building
OFFICES & STUDIOS
also entire floor at moderate rentals
Robert P. Zobel
35 West 39th Street
or your own broker.

OFFICES FOR RENT
42d St.—Fifth Ave.
\$35 PER MONTH
for moderate-sized offices
also larger offices and suites.
WALTER J. SALMON
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SUBLEASE
Gotham National Bank Bldg.
Suite of two corner offices—very reasonable.
Henry M. Birdseye
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112 WEST 42ND STREET.
Exceptional suite of offices furnished in mahogany, approximately 2,500 square feet; reasonable rental. Immediate possession.
E. TANENBAUM CORPORATION
110 West 40th Street.
Phone 5553 Bryant.

To Millinery Trade
39-41 West 38th St.
Between 5th and 6th Avenues.
Entire floor or half floor for rent; a low figure. Excellent light. LIGHT MANUFACTURING PERMITTED. FRIDRICK FOX & CO., INC., 227 Madison Ave. Phone 6540 Vanderbilt.

BROADWAY CORNER STORE
ONLY AVAILABLE CORNER IN 23d ST. SECTION. CASES, BE, SECURED RIGHT. AMES & COMPANY, 21 WEST 31ST.

5 EAST 47TH ST.
AT 5TH AVENUE.
THIRD AND FIFTH FLOORS TO LET, containing about 2,000 sq. ft. each. Steam heat, elevator. Poss. Oct. 1st. Suitable for any type of business.
RENT MODERATE.
RULAND & BENJAMIN, Inc.
14 E. 48th St. Tel. Van. 5363.

42D ST. AND BROADWAY
All the Stores, Floors and Buildings which are FOR RENT in this vicinity.
GEO. A. BOWMAN, 852 Lexington Avenue, 14 E. 48th St.

GRAND CENTRAL ZONE
44th street, near Lexington; 5 story building, 25,000 sq. ft. for alteration term years; good electric, studio or offices. Possession. Address: G. A. BOWMAN, 852 Lexington Avenue, 14 E. 48th St.

TO LEASE
FIRST LOFT
About 7500 Square Feet
4TH AVE., N. E. COR. 28TH ST.
Ideal for
Silk, Cotton and All Textile as it is practically as good as a store floor. Apply to
ROY SCHERICK, Agent
847 5th Ave. 6070 Murray Hill.